

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 17, 1967

Appeal No. 9203 Capitol Hill Associates, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 22, 1967.

EFFECTIVE DATE OF ORDER -- May 25, 1967

ORDERED:

That the appeal for reinstatement of the Board's Order in Appeal 8288, being a request to reinstate Appeal 6348 which was for a variance from the use, lot occupancy, rear yard and required off-street parking of the R-4 District to permit remodeling of existing buildings and erection of additional building to house the Capitol Hill Club at 300-308 First Street and 103-107 C Street, SE., lot 852, square 733, be granted conditionally.

That the appeal for reinstatement of the Board's Order in Appeal 8183, being a request for a variance from the story limitation, lot occupancy, rear yard and use provisions of the R-4 District to permit the erection of an office building to house the Republican National Committee and its subsidiary and affiliated organizations and for approval of roof structures in accordance with Section 3308 of the Zoning Regulations at 310 through 316 First Street, SE., lots 821-824, inclusive, square 733, be granted; and

That the appeal for reinstatement of the Board's Order in Appeal 8834, being a request for a variance from the story limitation, lot occupancy, rear yard and use provisions of the R-4 District to permit erection of an addition to office building for the Republican National Committee and for approval of roof structures in accordance with the provisions of Section 3308 of the Zoning Regulations at 318-324 First Street, SE., lots 817, 818, 849, 850, 821-824, square 733, be granted.

This appeal initially included a request only for the reinstatement of the Board's Order in Appeal 8288, but under date of May 5, 1967, Appellant asked permission to amend its application to include an appeal for reinstatement of the Board's Order in Appeal 8183, and of the Board's Order in Appeal 8834. The properti

covered by all of these appeals are in the same square, are all owned by appellant, and constitute on continuous piece of property, upon which appellant proposes to construct several buildings as part of its project for a Republican Center on Capitol Hill. It is desirable that the zoning exceptions applicable to such properties be covered in a single Order of the Board. Accordingly, the appellant's request for permission to amend its application as aforesaid was granted.

The facts set forth in the Board's Orders herein reinstated remain the same and are incorporated herein by reference, except as modified by these findings.

The Building Commission of the United States House of Representatives has approved the zoning variances requested by appellant, subject to certain conditions. These conditions are set forth in amended agreements entered into between the Commission and appellant on May 10, 1967, copies of which were made a part of the record in this proceeding. In ordering the reinstatement of its previous Orders, the Board does so subject to the conditions set forth in such amended agreements.